

MANY SALES MADE

Walton Deals Were the Largest of the Week.

OUTLYING PROPERTY IN DEMAND Theo. Wetmore Buys on First Avenue South and Second Street—Rental Situation.

The real estate market has been quiet this week, but a steady sale of outlying lots and homes has been going on. The real estate men say business is good, with a strong emphasis on the adjective, "questionably the 'big' sale is that of the Germania Bank and the Hale homestead buildings on Nicollet avenue above Fourth street to the Realty Care and Improvement company through the agency of Edmund G. Walton. This company has already acquired several store buildings on the street and is able to control the rents on Nicollet to some extent. The bank building was sold by E. S. Woodworth for \$50,000 and Mrs. Hale received \$85,000 for the brick edifice across the alley and on the opposite side of the street. This four-story building will be thoroughly overhauled and rented entire to some large concern. The real estate men of the city generally pronounce this latest venture of Mr. Walton's to be a very good sale. Twenty-nine dollars per square foot is a new high-water mark set on Minneapolis property.

Wetmore's Purchase. Theodore Wetmore has purchased land on Second Street S and First Avenue. This land sells at less than \$100 per foot. Mr. Wetmore purchased forty-seven feet for \$4,500, including a warehouse and seventy-five feet, already excavated, for \$1,000.

Cottage City Property. Cottage City property at Lake Harriet between Lakes Calhoun and Harriet, is selling well. Hill & Garwood have just disposed of six lots and the David P. Jones company have made ten sales of this residential property. Mr. Jones controls a large block of the land and finds a ready sale at \$250 or more for a twenty-five foot lot. The Cottage City movement is the only one of the evidence that the "people" are buying and will have homes of their own. The David C. Bell Investment company report thirteen cash sales in the first ten days of May. These sales are for land in different parts of the city bought for homes. A good many vacant lots are sold by this firm for persons who wish to build. Only a few permits are bought for speculation and investment.

Hyzer Hotel. The new hotel deal made by George Hyzer for the remodeling of the Reeve block which has lain dormant for some time, is to-day completed, and \$30,000 will be spent in making a modern European hotel building of the corner.

Barnaby & Co. and J. T. Barnum will remain in their locations and the office of the hotel will be between these two stores. Work will begin at once. William Channing Whitney has made the plans for the changes. The outside of the building will not be touched, but the upper stories will be cut up into about ninety rooms. No provision is made for a cafe, but a passage will be probably cut through to the Rogers place on Fourth street. When the new building of the Jacobs Jewelry company on which work was begun this week is completed, the room now occupied by it will be changed into a hotel office. The offices and lobby will take up forty-six feet of the front. The office proper will be the upper side of the entrance and to the rear of this will be a private office. The lobby will come next and the ladies' entrance. The present elevator will remain, but the front of the building occupying forty-six feet will be changed over and a canopy erected. Back of the office will be the baggage room, the barber shop and writing room. The toilet rooms will be in the basement.

The Reeve building is owned by the Associate Railway company of Providence. R. I., while he has other property in the city. It is represented in Minneapolis by the Minnesota Loan and Trust

Waltham Watches.

M. Favre Perret, International Juror from Switzerland at our Centennial Exhibition, in a speech to a convention of Swiss watchmakers, stated in speaking of a Waltham Watch, "No two Swiss watch in 50,000 compares with this." Since this startling and unsolicited testimony was given, Waltham Watches have been improved in quality and lowered in price.

"The Perfected American Watch," an illustrated book of interesting information about watches, will be sent free upon request.

American Waltham Watch Company, Waltham, Mass.

J. F. COYNE & SONS

115 Temple Court. Both Telephones 972.

- \$1200—Buys that eight-room house—No. 2503 14th Ave. South.
\$1300—For a cozy little home of eight rooms on Longfellow Ave. near 31st street.
\$1700—No. 242 16th Ave. South. This is a neat little home of seven rooms on good sized lot, facing east.
\$3400—Will buy that new house on Bryant Ave. S. near 27th St. if taken at once.
Benton Cottage, on Orono Point, Lake Minnetonka. Large grounds, barn and boat house.
\$5500—For a fine house on Portland Ave. near 27th St. This is a 9-room house, modern in every respect.

Blaissell Addition.

Is now recognized as the residence section of the city. We have sold two 60-ft lots to Mrs. W. S. Benton, near 24th St. who has commenced building a fine residence. Also sold another one of our large lots, which we recently re-platted, to Mr. Walton for \$4000, who intends erecting an elegant stone and brick residence.

You will remember our lots vary in size from 45 to 90 ft. front to a depth of 165 to 193 feet, with a 20-ft. alley in the rear. We require the houses when built to set back from the front lot line a distance of from 40 to 55 feet, which makes an elegant lawn in front of every house.

To imagine how handsome this property will look when completed one should compare it with the east side of Park Avenue between 22nd and 24th Streets. We do not allow cheap houses to be erected adjoining any expensive homes, and we also endeavor to secure neighbors that will be congenial to those who have already bought.

You should call at our office and see our plats. If not convenient to call, telephone, and we will have some one from our office call and see you.

Walter L. Badger, New York Life Building. Both Telephones No. 2053.

CHEAP HOMES

- \$765 for a neat little 5-room cottage, with city water, wood shed, cellar, storm sash, screens, large lot, 40x177 to alley. On Central Avenue, near Twenty-seventh. All street improvements in and paid for.
\$895 for an eight-room house and garage on Polk street, near 22nd Avenue. The house is to be built, when new, over \$1,500. A little for repairs and I can furnish a tenant at \$15.00 per month.
\$1125 For that snug home of 6 rooms, on large lot, No. 228 Johnson street N.E. has city water, mantle and grate, worth double the money; must be sold Monday if at this price.
\$435 If sold this week, for the best lot on Taylor street, near 25th Avenue N.E. It's a beauty.
\$1265 Tractive home of 6 rooms on Central Avenue, No. 1627. You will be paying double the money for property like this inside of one year.

F. L. PALMER 2411 CENTRAL AVENUE Telephone 859-12, Minn.

REAL ESTATE, MORTGAGE LOANS, INVESTMENTS and RENTALS. C. E. NELSON, H. G. ROCKWOOD, R. WALDO LITTLE, MINNEAPOLIS, MINN.

New Houses Now Ready for Your Inspection

- \$3,800—2415 Fremont Ave S.; 8 rooms.
\$4,500—2630 Humboldt Ave S.; 8 rooms.
\$3,000—2101 Lyndale Ave S.; 8 rooms.
\$3,500—2009 Holmes Ave S.; 8 rooms.
\$2,750—Fremont, near Lake St.; 7 rooms.
\$1,900—Grand, near Lake St.; 5 rooms.
\$3,875—the biggest snap in Sunnyside—3 rooms all modern, and barn; hardwood floors, newly decorated; now vacant; keys at this office; easy terms.

FOR BARGAINS SEE US.

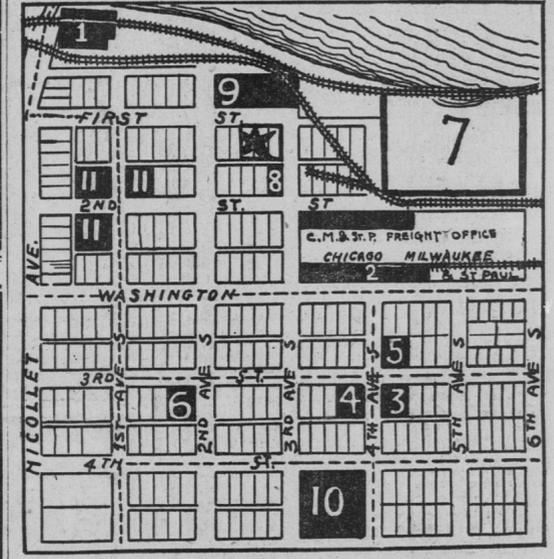
ants expanded from a single room to a suite of five. The Sykes building, rented by Thorpe Brothers, is well known. The Bank of Commerce building has nearly 100 per cent of its office space engaged and the Phoenix building is full. The Conklin-Zonne buildings are filled up as fast as any vacancy occurs, as for instance the Boston Block and Temple Court. Another evidence of increasing business is the inability to get elevator service during the busy hours in such well equipped buildings as the Guaranty, New York Life and Lumber Exchange each of which has four or more rapid passenger elevators. A Unique Business Block. The Lumber Exchange is perhaps the unique business block as no doctors, dentists or studios are allowed. The space is taken entirely by lumbermen, architects, printers, contractors, lawyers, etc. The Pillsbury building is the habitat of physicians, and the lawyers favor the New York Life and Temple Court. The Guaranty and Andrus buildings are very cosmopolitan. Chute Brothers have put their East Side building in very good shape and have established elevator service, an innovation in the collegiate end of town. Chamber of Commerce. The same ominous remarks are made over the prospective effect of the com-

DAVID C. BELL, Pres. WALTER A. EGGLESTON, Secy. JAMES B. SUTHERLAND, Treas.

David C. Bell Investment Co. Call for Our Catalog of Bargains.

- \$1050 No. 3117 11th Avenue S. Good 8-room house, and fine lot, close to park. City water in the house.
\$1050 No. 3209 18th Avenue S. House 7 rooms. Lot lies fine.
\$1600 No. 1604 E. Lake St. House of 8 rooms, with city water. Good barn. Very large south front lot, 52x127. This is a bargain and must be sold at once.
\$700 No. 2309 Penn Ave. N. House of 7 rooms, renting for \$8 per month. Fine east front lot, 43x128.
\$550 No. 2126 Queen Ave. N. House of 5 rooms, renting for \$6 per month. Good lot, 43x128.
\$1500 No. 2118 Crystal Lake Ave. N. 8-room brick house, lot 45x125, south front. Above amount will be submitted. Look it up at once.
\$950 No. 2837 27th Ave. S. Entirely new cottage home; city water, large lot, 48x157. \$300 cash, balance monthly.
\$750 No. 2448 14th Ave. So.—Neat six-room house; southeast front corner lot, 50x37 1/2. Another bargain to be closed out at once.
\$2500 No. 92 Clarence Ave. In Prospect Park. Fine modern seven-room residence in good condition; hardwood floors down stairs, walls and ceilings tinted first floor; large lot 50x130, lies fine.
\$3500 No. 721 17th Ave. South—Good house, large lot, 55x132; a real bargain, lot alone worth asking price.

Magnificent Site for Large Wholesale Business



- 1—Union Depot.
2—C. M. & S. P.
3—N. P. R. R. Depot.
4—Chamber of Commerce.
5—Flour Exchange.
6—Corn Exchange.
7—Guaranty Loan Building.
8—Four Mill District.
9—N. S. Wooden Mill.
10—N. P. R. R. Depot Land.
11—City Hall and Court House.

Lot 198x155, corner of Third Avenue South and First Street, within a block of Milwaukee depot. Northern Pacific track is within 100 feet and they own all the land across First Street. It is only a question of time when the Northern Pacific railway will have its depot at this location as the naturalness of the railroad situation at this point calls continually for more land. The Milwaukee railway just paid \$2,500 for a piece of land 170 feet long, wide enough for one track. Everything is growing. Minneapolis is growing. Her railroads are increasing their freight business and must increase their terminals. They are making every inducement to wholesale men on track-age questions. I offer you a double gamble. You win whichever way the ball rolls—pair or impair.

Edmund G. Walton AGENT, 300 HENNEPIN AVENUE

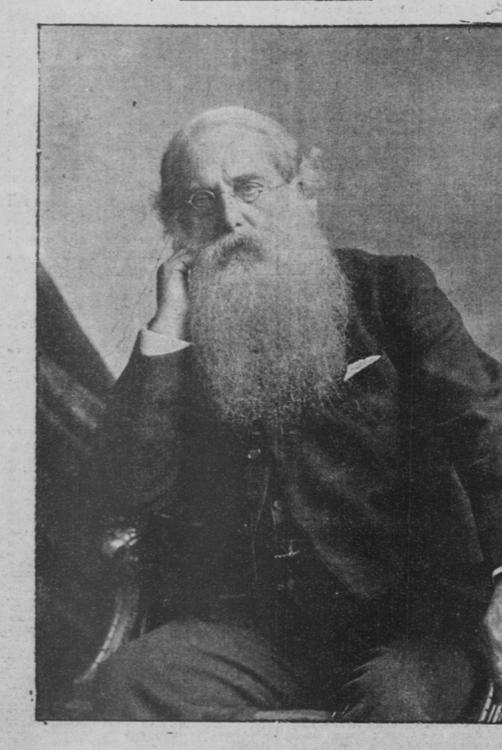
Geo. H. Miller 330 Lumber Exchange

AS A GREEK GODDESS American Girl Gives the Parisians Dazzling New Dances. Paris, May 11.—Miss Isadora Duncan, an American artist, has made a big hit in a series of Greek dances inspired by Florentine art, and in which she appears as a Greek goddess. Rodin, the sculptor, who was present, pronounced them the finest he had ever seen. No such a sensation in dancing has been produced in Paris since Lote Fuller's triumph.

FARM LANDS In the famous Red River Valley, surrounding the city of Winnipeg, at from \$4.00 to \$10.00 per acre; also large tracts for speculators. CORRESPONDENCE SOLICITED. ARQUE & CHILDRENSE, 530 1/2 Main St., Winnipeg, Manitoba.

7,600 Acres Choice Lands Selected 1881. Will average about 2 1/2 miles from station on Northern Pacific. \$1.75 Cash—\$1.08 Each Year for Three Years—6 per Cent. A Great Bargain. To Close Partnership. W. B. S. TRIMBLE, JAMESTOWN, N. DAKOTA.

A Leader in Theosophy



Colonel Henry Steel Olcott, who will arrive in Minneapolis from the west on Tuesday morning, is the head of the Theosophical society and was associated with Madame Blavatsky in its founding. Colonel Olcott will be the guest of the president of the local branch, Mrs. Ellison, of 27 Twelfth street S. He will deliver three lectures at the Unitarian church the evenings of May 15, 17 and 19, on the subjects "Divine Art of Healing," "Rise and Spread of the Theosophical Movement," and "India." On Tuesday evening M. P. Hobart of Forest avenue will give a reception in his honor. Colonel Olcott is on his way from India to the convention of the American section to be held in Chicago, May 26. He stopped at Honolulu, where he addressed the Buddhists and theosophists, and has since been spending his time and energy in promoting the interests of theosophy in San Francisco and the western states. He is a very magnetic man and a great speaker. He has accomplished much in India toward bringing together the different faiths into one brotherhood, a task of vast proportions. In India two factions of buddhists exist, the northern and the southern schools. The colonel is gradually amalgamating the sections by educating boys of the southern belief in the northern schools, the young

men of the northern section in the drawing the factions together. He is a Buddhist and delivered Buddhist lectures in Honolulu, and in San Francisco gave many talks to the Japanese through an interpreter on the same subject. Colonel Olcott's connection with the Parish schools has already been mentioned in The Journal. The work of Miss Sarah E. Palmer, formerly of Stanley Hall of this city, was mentioned in the same article. An extract from a recent letter written to friends in Minneapolis gives a faint idea of the capacity of Mr. Olcott for managing great conventions and divided interests. It is: I have never seen anyone manage a large assembly as well as Colonel does. An immense amount of planning had to be done to dispose of all these people, but he did it so easily that it seemed like the automatic work of a machine. He never gets a tizzy but he makes things move. I am glad he will visit Minneapolis. To make fun of my boasts about Minneapolis and Minnesota he calls the latter the "holy land." He says that when he arrives at your city he will go to the town hall and kneel down in front of it and say his prayers. I had to convince him that it is no longer a village as it was twenty-three years ago, when he left for India.

OFFICE RENTAL SITUATION

Notwithstanding New Buildings It Is Reported Satisfactory. The office rental situation in Minneapolis is an evidence of the city's increasing prosperity. The office buildings proper number twenty-eight. Six of them are first-class general buildings; nine may be styled second-class, not yet remodelled, and made thoroughly modern; four are still another category; nine may be considered special buildings, such as the Pillsbury, Syndicate, Masonic Temple, Chamber of Commerce, Flour Exchange, Corn Exchange, Medical, Phoenix and Towne, which are used principally by certain classes of tenants. No account is taken of private buildings, such as the General Electric and Gillette-Herzog, or of the Guaranty Savings, Farmers and Mechanics' Crystal Facade or Minneapolis Trust company establishments, which have largely in the class mentioned. For the purposes of this article the innumerable edifices scattered over the city which contain two or three rooms rented for offices, are excluded.

Offices Are Taken.

Not long ago the managers of office buildings were seeking tenants; many rooms were long vacant, signs reading "Half of this office for rent" were frequent; in some cases four tenants divided the rent of one room already bringing in a ridiculously low figure. All this is changed. Increasing business requires extended facilities, the single tenants have displaced the quartet, each of whom has sought an office alone to accommodate growing business. Four firms are spreading out, as witness the coming move of the Scanlon-Gipson and the Brooks Scanlon Lumber companies in the Lumber Exchange and the moving of the Northwestern Mutual Life Insurance company into the Andrus building because they could not be taken care of in their former locations. The managers of the Andrus, Lumber Exchange, New York Life, Kasota, Phoenix and Bank of Commerce buildings unite in saying that their tenants are of a better paying class than they have known in past years. The owners are more independent and feel perfectly free to let out any tenant who does not come up to the mark. When the Andrus building was erected the general public shook their heads and said that "things looked dark" for the other office managers, but although the Andrus building has 85 per cent of its room taken, with a prospect of letting all as soon as it is out of the hands of the workmen, the exodus has not been noticed. Instead, a general expansion has resulted. In several cases the neighboring tenants had been waiting for an opportunity to secure the additional room. In the Onedia block, which is nearly full, one of the office ten-